



23 Garden Village, Plymstock, Plymouth, PL9 7EN



Price £245,000

Situated in the highly desirable area of Garden Village, Plymstock, is this very well presented and spacious semi-detached home in central Plymstock.

Upon entering, a welcoming porch leads into a hall where the stairs rise to the first floor, a door opens into a spacious dining room, ideal for family meals and entertaining. To the front, a bright and generously sized lounge provides a comfortable space for relaxation. The kitchen is well-equipped with a range of wall and base units, offering ample storage and a door provides access to the rear garden.

On the first floor, the property offers two well-proportioned double bedrooms. A modern three-piece bathroom suite completes the first floor, featuring a bath with shower over, wash hand basin set in a vanity unit, and W.C.

Externally, the property has off-road parking for two vehicles. To the rear, a generous garden has a decked seating area and steps down to a lawn garden ideal for enjoying sunny days or relaxing evenings.

This property is close to an array of local amenities including the Broadway Shopping Centre, Doctor's Surgeries and Dental Surgeries. Recreational facilities can be found close by to include the Mount Batten Water Sports Centre; Staddon Heights Golf Course and the picturesque countryside and coastlines found at the South Hams which offers stunning walks along the South West coastal path. Transport links provide access to the vibrant Plymouth City Centre and the South Hams.

To view this property call Lang Town & Country Estate Agents on **01752 456000**

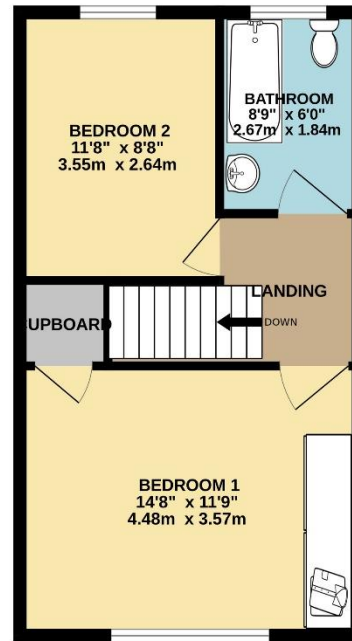
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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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